

Board of County Commissioners

Division of Planning & Development

Planning Department

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DEVELOPMENT REVIEW COMMITTEE MEETING

May 5, 2003

Present: Robbie Rogers-Director and Chairperson, Richard Helms-Development Review Coordinator, Becky Howard-Deputy Clerk, Keith Hunter-Environmental Health, Skip Lukert-Building Official, Joe Payne-Coastal Engineering, Terry Neal-Attorney and Alysia Akins-Secretary.

Meeting convened at 2:00 PM.

Mr. Helms moved to approve the minutes from the April 28, 2003 meeting.
Mr. Lukert seconded the motion and the motion carried.

Old Business-

None

Marie Keenum arrived at 2:01 PM.

New Business-

VOS: Unit 76

Major Development

Engineering Review

Lori Paris-Webb, Miller Sellen Conner and Walsh, was present and requesting engineering approval on an 84-unit subdivision. The County Engineer had general comments to be addressed by the applicant in letter format.

Mr. Helms moved for engineering approval, subject to all of the Engineer's comments being addressed in letter format. Mr. Payne seconded the motion and the motion carried.

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VOS: Hialeah Villas

Major Development

Engineering Review

Lori Paris-Webb, Miller Sellen Conner and Walsh, was present and requesting engineering approval on an 85-lot subdivision. The County Engineer had general comments to be addressed by the applicant in letter format.

Mr. Helms moved for engineering approval, subject to the Engineer's comments being addressed in letter format. Mr. Hunter seconded the motion and the motion carried.

Bill Gulbrandsen arrived at 2:05 PM.

Continental Christian Church

Medium Development

Conceptual Plan Review

Ken Weir, Ken Weir Real Estate, and Douglas Bowman, General Environmental Engineering, Inc., were present and requesting conceptual plan approval to construct a 5100 sf metal building to be used for a church sanctuary with 166 seats. Attorney Neal declared a conflict of interest due to acting as legal counsel for Greg Bingham, the current property owner. The Committee noted several items to be addressed on future plans. Parking lot aisle widths need to be increased. The total number of parking spaces, building dimensions and setbacks need to be shown and can be submitted on a revised plan. An aboveground storage tank and potable well shown on the plans are part of Continental Country Club's utility system. Hydrant location and required fire protection need to be clarified. Mr. Gulbrandsen will research the NFPA requirements for public assemblies. There is an existing hydrant within two blocks of the proposed project. There will be gate access provided to Continental Country Club. The County Engineer discussed his comments. The proposed maximum occupancy level regarding the size of the building was discussed.

Mr. Helms moved to recommend approval to the ZAB, subject to a revised plan being submitted addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

Q & A/Public Forum-

Ron Grant, Grant and Dzuro, was present in a discussion regarding plat title opinions. The title certificates can be submitted as separate documents according to the newly adopted provisions in the land development code. Attorney Neal prepared a form to utilize when reviewing the title certificate documents. The title certificate document does not need to be recorded, but will go before the BOCC along with the plat. Jan Kirkpatrick should keep the original document with the BOCC files. A copy of the title certificates will need to stay with the original file in Planning and Development. Title searchers will be able to go to the Planning office to research the title certificates.

The next DRC meeting is scheduled for May 12, 2003.

The meeting adjourned at 2:30 P.M.